

039.0

0007

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
978,600 / 978,600
978,600 / 978,600
978,600 / 978,600
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 18-20 | | PATRICK ST, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|------------------|---------|
| Owner 1: | CHAPMAN JANICE E | |
| Owner 2: | | |
| Owner 3: | | |

Street 1: 20 PATRICK STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KEEFE JEANNETTE C -

Owner 2: -

Street 1: 18 PATRICK STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1971, having primarily Wood Shingle Exterior and 3927 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 6012 | | Sq. Ft. | Site | | 0 | 64. | 1.00 | 3 | | | | | | | | | 384,229 | | | | | | 384,200 | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 104 | 6012.000 | 594,400 | | 384,200 | 978,600 | | 26233 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 12/06/18 |

| PREVIOUS ASSESSMENT | | Parcel ID | | 039.0-0007-0007.0 | | | | | | |
|---------------------|-----|-----------|------------|-------------------|-----------|------------|-------------|---------------|------------|------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 104 | FV | 594,400 | 0 | 6,012. | 384,200 | 978,600 | Year end | 12/23/2021 | |
| 2021 | 104 | FV | 562,600 | 0 | 6,012. | 384,200 | 946,800 | Year End Roll | 12/10/2020 | |
| 2020 | 104 | FV | 562,700 | 0 | 6,012. | 384,200 | 946,900 | Year End Roll | 12/18/2019 | |
| 2019 | 104 | FV | 491,900 | 0 | 6,012. | 348,200 | 840,100 | Year End Roll | 1/3/2019 | |
| 2018 | 104 | FV | 491,900 | 0 | 6,012. | 330,200 | 822,100 | Year End Roll | 12/20/2017 | |
| 2017 | 104 | FV | 460,800 | 0 | 6,012. | 288,200 | 749,000 | Year End Roll | 1/3/2017 | |
| 2016 | 104 | FV | 460,800 | 0 | 6,012. | 246,100 | 706,900 | Year End | 1/4/2016 | |
| 2015 | 104 | FV | 389,200 | 0 | 6,012. | 228,100 | 617,300 | Year End Roll | 12/11/2014 | |

| SALES INFORMATION | | TAX DISTRICT | | PAT ACCT. | |
|-------------------|-----------|--------------|-----------|-----------|------------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price |
| KEEFE JEANNETTE | 1240-6 | | 7/17/2001 | Family | No No |
| | 805-149 | | 1/1/1901 | | No No N |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | | |
|------------------|--------|---------|--------|-----|------------|----------|------------|--------------------|-----------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | | |
| 1/7/2003 | 16 | Re-Roof | 30,000 | C | | | | REMOVE SHINGLES AN | 12/6/2018 | MEAS&NOTICE | CC | Chris C | | | | | | | | | | | | |
| | | | | | | | | | 1/16/2009 | Meas/Inspect | 345 | PATRIOT | | | | | | | | | | | | |
| | | | | | | | | | 8/2/2005 | Permit Visit | BR | B Rossignol | | | | | | | | | | | | |
| | | | | | | | | | 3/3/2000 | Mailer Sent | | | | | | | | | | | | | | |
| | | | | | | | | | 3/1/2000 | Measured | 197 | PATRIOT | | | | | | | | | | | | |
| | | | | | | | | | 8/18/1993 | | TH | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA

